

HOUSING NOW

Greater Toronto Area



Canada Mortgage and Housing Corporation

Date Released: February 2009

New Home Market

Housing Starts Moderate

Consistent with CMHC's forecast of slowing residential construction activity in 2009, home starts for the Toronto Census Metropolitan Area (CMA) declined in January. The seasonally adjusted annual rate (SAAR) of total housing starts dropped below trend to 25,200 in January. On an unadjusted basis, both condominium apartments and single-

detached home starts decreased compared to the same month last year.

Fewer home starts were a product of cooler resale market conditions and a slowing economy. Multiple family dwelling have accounted for a larger share of total construction in comparison to last January. This trend will continue throughout 2009 as more home buyers to look towards less expensive condominium apartments and town homes.

Figure 1



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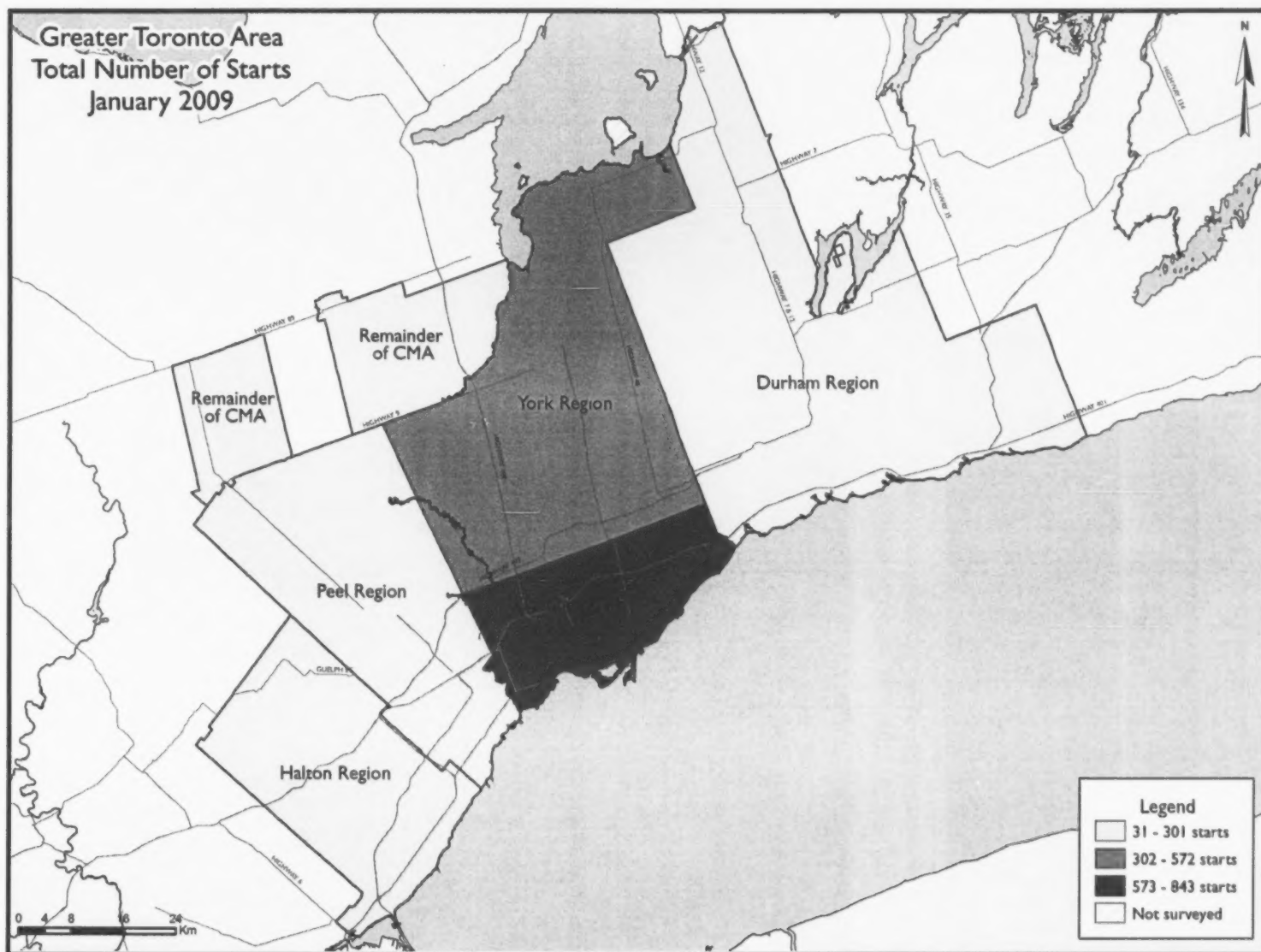
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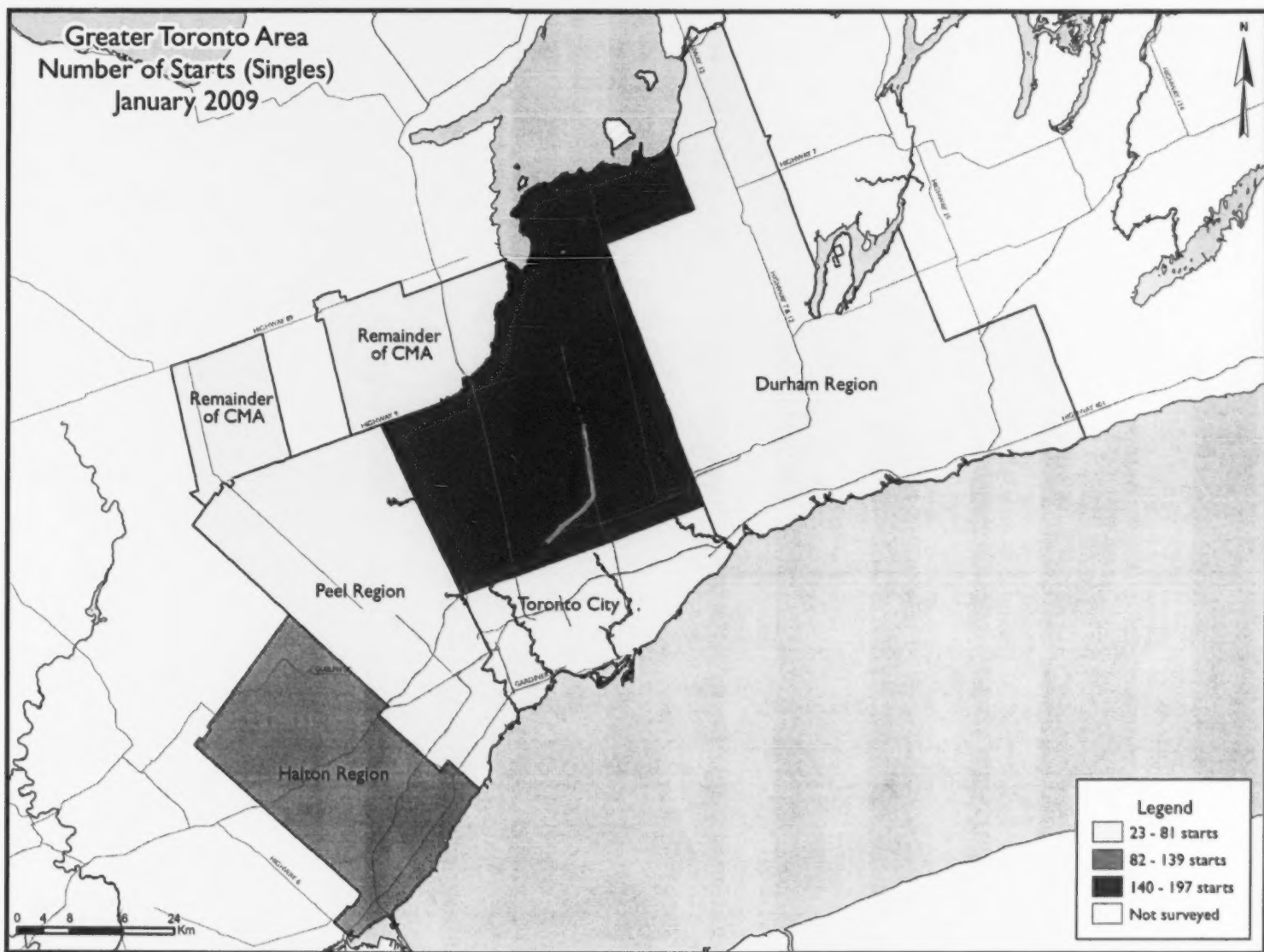
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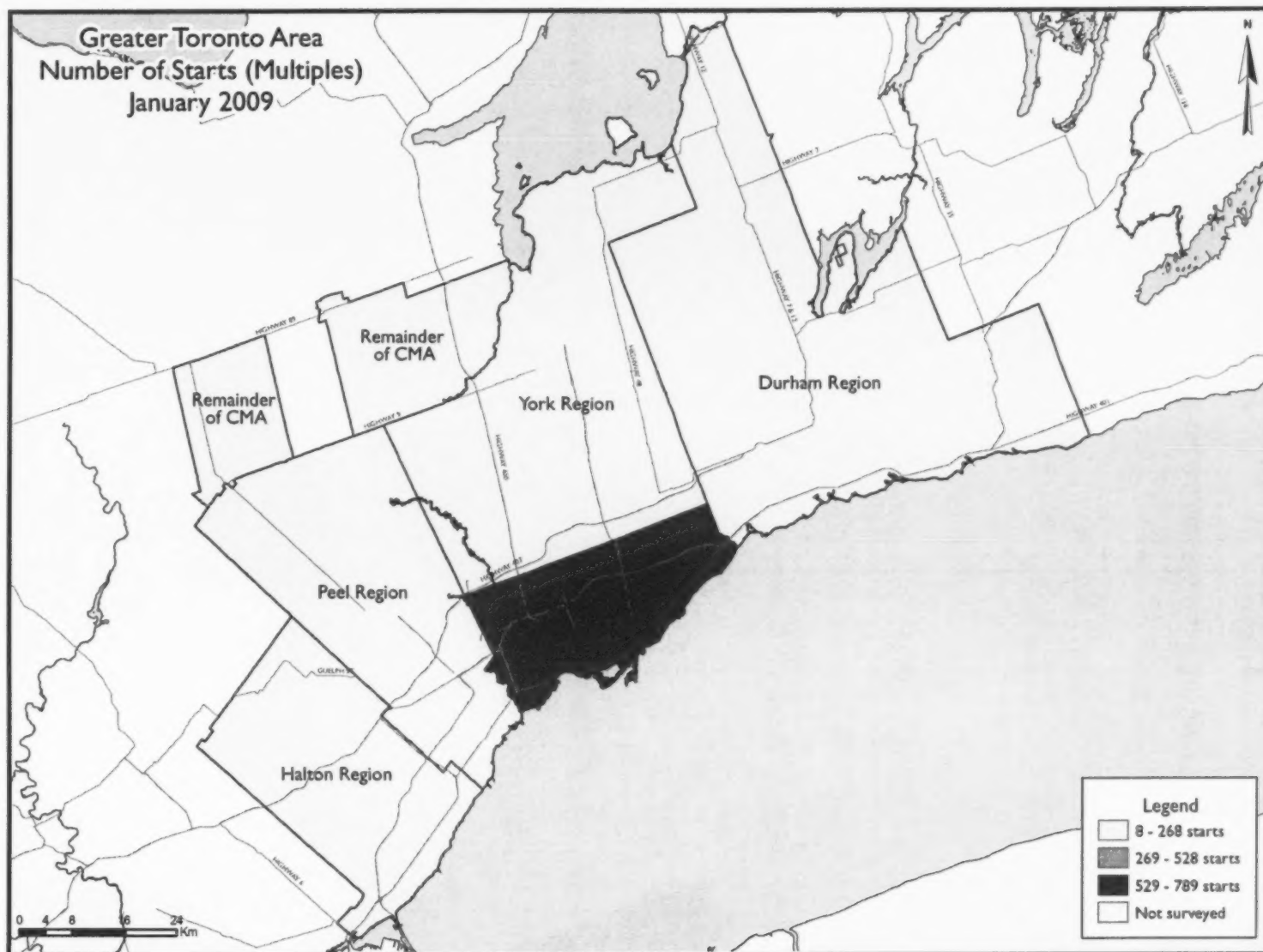
Canada

CMHC SCHL
HOME TO CANADIANS





**Greater Toronto Area
Number of Starts (Multiples)
January 2009**



ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

HOUSING NOW REPORT TABLES

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- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
January 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
January 2009	451	224	172	0	30	669	0	10	1,556
January 2008	922	128	286	0	168	894	0	207	2,605
% Change	-51.1	75.0	-39.9	n/a	-82.1	-25.2	n/a	-95.2	-40.3
Year-to-date 2009	451	224	172	0	30	669	0	10	1,556
Year-to-date 2008	922	128	286	0	168	894	0	207	2,605
% Change	-51.1	75.0	-39.9	n/a	-82.1	-25.2	n/a	-95.2	-40.3
UNDER CONSTRUCTION									
January 2009	6,809	1,902	2,326	67	1,387	35,915	16	1,977	50,399
January 2008	9,903	1,662	3,326	23	955	27,835	4	2,542	46,250
% Change	-31.2	14.4	-30.1	191.3	45.2	29.0	**	-22.2	9.0
COMPLETIONS									
January 2009	907	160	290	5	120	791	0	23	2,296
January 2008	946	118	242	0	27	450	0	14	1,797
% Change	-4.1	35.6	19.8	n/a	**	75.8	n/a	64.3	27.0
Year-to-date 2009	907	160	290	5	120	791	0	23	2,296
Year-to-date 2008	946	118	242	0	27	450	0	14	1,797
% Change	-4.1	35.6	19.8	n/a	**	75.8	n/a	64.3	27.0
COMPLETED & NOT ABSORBED									
January 2009	601	47	101	0	25	276	16	121	1,187
January 2008	462	54	176	0	24	211	14	164	1,105
% Change	30.1	-13.0	-42.6	n/a	4.2	30.8	14.3	-26.2	7.4
ABSORBED									
January 2009	911	168	273	5	116	808	0	17	2,298
January 2008	909	119	248	0	28	434	0	27	1,765
% Change	0.2	41.2	10.1	n/a	**	86.2	n/a	-37.0	30.2
Year-to-date 2009	911	168	273	5	116	808	0	17	2,298
Year-to-date 2008	909	119	248	0	28	434	0	27	1,765
% Change	0.2	41.2	10.1	n/a	**	86.2	n/a	-37.0	30.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
January 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
January 2009	33	0	0	0	0	0	0	0	33
January 2008	103	2	8	0	0	0	0	0	113
% Change	-68.0	-100.0	-100.0	n/a	n/a	n/a	n/a	n/a	-70.8
Year-to-date 2009	33	0	0	0	0	0	0	0	33
Year-to-date 2008	103	2	8	0	0	0	0	0	113
% Change	-68.0	-100.0	-100.0	n/a	n/a	n/a	n/a	n/a	-70.8
UNDER CONSTRUCTION									
January 2009	912	2	189	0	131	155	0	3	1,392
January 2008	1,199	8	181	0	181	203	0	146	1,918
% Change	-23.9	-75.0	4.4	n/a	-27.6	-23.6	n/a	-97.9	-27.4
COMPLETIONS									
January 2009	81	0	19	0	19	0	0	0	119
January 2008	138	2	13	0	0	36	0	0	189
% Change	-41.3	-100.0	46.2	n/a	n/a	-100.0	n/a	n/a	-37.0
Year-to-date 2009	81	0	19	0	19	0	0	0	119
Year-to-date 2008	138	2	13	0	0	36	0	0	189
% Change	-41.3	-100.0	46.2	n/a	n/a	-100.0	n/a	n/a	-37.0
COMPLETED & NOT ABSORBED									
January 2009	27	0	33	0	36	54	0	0	150
January 2008	40	1	15	0	12	97	0	0	165
% Change	-32.5	-100.0	120.0	n/a	200.0	-44.3	n/a	n/a	-9.1
ABSORBED									
January 2009	85	0	17	0	25	0	0	0	127
January 2008	143	4	14	0	5	24	0	0	190
% Change	-40.6	-100.0	21.4	n/a	**	-100.0	n/a	n/a	-33.2
Year-to-date 2009	85	0	17	0	25	0	0	0	127
Year-to-date 2008	143	4	14	0	5	24	0	0	190
% Change	-40.6	-100.0	21.4	n/a	**	-100.0	n/a	n/a	-33.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
January 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
January 2009	464	216	172	0	30	669	0	110	1,661
January 2008	1,005	130	294	0	202	894	0	207	2,732
% Change	-53.8	66.2	-41.5	n/a	-85.1	-25.2	n/a	-46.9	-39.2
Year-to-date 2009	464	216	172	0	30	669	0	110	1,661
Year-to-date 2008	1,005	130	294	0	202	894	0	207	2,732
% Change	-53.8	66.2	-41.5	n/a	-85.1	-25.2	n/a	-46.9	-39.2
UNDER CONSTRUCTION									
January 2009	7,817	1,898	2,504	64	1,707	36,486	16	2,080	52,572
January 2008	11,207	1,710	3,611	12	1,253	28,105	4	2,688	48,590
% Change	-30.2	11.0	-30.7	**	36.2	29.8	**	-22.6	8.2
COMPLETIONS									
January 2009	990	164	315	6	139	791	0	23	2,428
January 2008	1,078	124	255	0	43	486	0	14	2,000
% Change	-8.2	32.3	23.5	n/a	**	62.8	n/a	64.3	21.4
Year-to-date 2009	990	164	315	6	139	791	0	23	2,428
Year-to-date 2008	1,078	124	255	0	43	486	0	14	2,000
% Change	-8.2	32.3	23.5	n/a	**	62.8	n/a	64.3	21.4
COMPLETED & NOT ABSORBED									
January 2009	630	56	139	0	62	330	16	121	1,354
January 2008	505	55	193	0	44	332	14	184	1,327
% Change	24.8	1.8	-28.0	n/a	40.9	-0.6	14.3	-34.2	2.0
ABSORBED									
January 2009	998	179	309	6	141	808	0	17	2,458
January 2008	1,046	127	262	0	51	458	0	47	1,991
% Change	-4.6	40.9	17.9	n/a	176.5	76.4	n/a	-63.8	23.5
Year-to-date 2009	998	179	309	6	141	808	0	17	2,458
Year-to-date 2008	1,046	127	262	0	51	458	0	47	1,991
% Change	-4.6	40.9	17.9	n/a	176.5	76.4	n/a	-63.8	23.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Toronto City									
January 2009	54	50	68	0	0	669	0	2	843
January 2008	44	32	208	0	30	838	0	0	1,152
York Region									
January 2009	197	16	89	0	0	0	0	8	310
January 2008	343	64	45	0	8	0	0	7	467
Peel Region									
January 2009	52	116	0	0	0	0	0	0	168
January 2008	218	22	18	0	12	0	0	200	470
Halton Region									
January 2009	117	34	0	0	30	0	0	0	181
January 2008	280	4	0	0	134	56	0	0	474
Durham Region									
January 2009	44	0	15	0	0	0	0	100	159
January 2008	120	8	23	0	18	0	0	0	169
Toronto CMA									
January 2009	451	224	172	0	30	669	0	10	1,556
January 2008	922	128	286	0	168	894	0	207	2,605
Oshawa CMA									
January 2009	33	0	0	0	0	0	0	0	33
January 2008	103	2	8	0	0	0	0	0	113
Greater Toronto Area									
January 2009	464	216	172	0	30	669	0	110	1,661
January 2008	1,005	130	294	0	202	894	0	207	2,732

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket
January 2009**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
January 2009	1,122	428	842	0	79	27,336	0	1,315	31,122
January 2008	1,203	240	1,186	0	127	21,532	0	1,617	25,905
York Region									
January 2009	2,443	448	724	2	248	3,566	0	12	7,443
January 2008	3,258	428	915	1	315	2,688	4	80	7,689
Peel Region									
January 2009	1,766	708	250	50	677	4,445	16	650	8,562
January 2008	3,379	762	481	2	116	3,042	0	845	8,627
Halton Region									
January 2009	1,210	244	278	5	566	984	0	0	3,287
January 2008	1,518	124	578	0	469	640	0	0	3,329
Durham Region									
January 2009	1,276	70	410	7	137	155	0	103	2,158
January 2008	1,849	156	451	9	226	203	0	146	3,040
Toronto CMA									
January 2009	6,809	1,902	2,326	67	1,387	35,915	16	1,977	50,399
January 2008	9,903	1,662	3,326	23	955	27,835	4	2,542	46,250
Oshawa CMA									
January 2009	912	2	189	0	131	155	0	3	1,392
January 2008	1,199	8	181	0	181	203	0	146	1,918
Greater Toronto Area									
January 2009	7,817	1,898	2,504	64	1,707	36,486	16	2,080	52,572
January 2008	11,207	1,710	3,611	12	1,253	28,105	4	2,688	48,590

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Toronto City									
January 2009	79	0	80	0	47	791	0	8	1,005
January 2008	58	6	73	0	0	402	0	0	539
York Region									
January 2009	481	72	130	0	10	0	0	15	708
January 2008	298	66	84	0	0	0	0	14	462
Peel Region									
January 2009	178	36	14	1	2	0	0	0	231
January 2008	308	36	23	0	7	0	0	0	374
Halton Region									
January 2009	103	12	19	1	61	0	0	0	196
January 2008	185	8	31	0	36	48	0	0	308
Durham Region									
January 2009	149	44	72	4	19	0	0	0	288
January 2008	229	8	44	0	0	36	0	0	317
Toronto CMA									
January 2009	907	160	290	5	120	791	0	23	2,296
January 2008	946	118	242	0	27	450	0	14	1,797
Oshawa CMA									
January 2009	81	0	19	0	19	0	0	0	119
January 2008	138	2	13	0	0	36	0	0	189
Greater Toronto Area									
January 2009	990	164	315	6	139	791	0	23	2,428
January 2008	1,078	124	255	0	43	486	0	14	2,000

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Toronto City									
January 2009	124	17	61	0	9	207	14	6	438
January 2008	131	13	25	0	0	171	14	164	518
York Region									
January 2009	9	0	23	0	9	69	0	0	110
January 2008	45	4	30	0	17	40	0	0	136
Peel Region									
January 2009	399	29	1	0	3	0	2	115	549
January 2008	230	22	70	0	4	0	0	0	326
Halton Region									
January 2009	60	10	10	0	5	0	0	0	85
January 2008	41	1	8	0	11	24	0	20	105
Durham Region									
January 2009	38	0	44	0	36	54	0	0	172
January 2008	58	15	60	0	12	97	0	0	242
Toronto CMA									
January 2009	601	47	101	0	25	276	16	121	1,187
January 2008	462	54	176	0	24	211	14	164	1,105
Oshawa CMA									
January 2009	27	0	33	0	36	54	0	0	150
January 2008	40	1	15	0	12	97	0	0	165
Greater Toronto Area									
January 2009	630	56	139	0	62	330	16	121	1,354
January 2008	505	55	193	0	44	332	14	184	1,327

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
January 2009	74	8	56	0	40	808	0	0	986
January 2008	74	4	72	0	0	386	0	13	549
York Region									
January 2009	478	72	133	0	13	0	0	17	713
January 2008	298	66	82	0	0	0	0	14	460
Peel Region									
January 2009	191	34	14	1	2	0	0	0	242
January 2008	248	39	23	0	7	0	0	0	317
Halton Region									
January 2009	116	21	33	1	61	0	0	0	232
January 2008	191	8	34	0	39	48	0	20	340
Durham Region									
January 2009	139	44	73	4	25	0	0	0	285
January 2008	235	10	51	0	5	24	0	0	325
Toronto CMA									
January 2009	911	168	273	5	116	808	0	17	2,298
January 2008	909	119	248	0	28	434	0	27	1,765
Oshawa CMA									
January 2009	85	0	17	0	25	0	0	0	127
January 2008	143	4	14	0	5	24	0	0	190
Greater Toronto Area									
January 2009	998	179	309	6	141	808	0	17	2,458
January 2008	1,046	127	262	0	51	458	0	47	1,991

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA
1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017
% Change	-1.6	0.3	-27.8	-2.0	5.1	27.6	36.1	**	5.2
2000	17,068	5,564	4,595	51	1,422	9,981	144	133	38,982
% Change	10.0	13.0	26.4	**	-31.4	20.7	125.0	-66.0	11.7
1999	15,519	4,923	3,635	13	2,074	8,270	64	391	34,904

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA
1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561
% Change	-5.3	-18.6	5.4	n/a	-100.0	n/a	n/a	-100.0	-10.9
2000	2,152	86	409	0	99	0	0	128	2,874
% Change	0.1	**	123.5	n/a	15.1	n/a	-100.0	n/a	16.7
1999	2,150	6	183	0	86	0	38	0	2,463

Source: CMHC (Starts and Completions Survey)

**Table 1.2c: History of Housing Starts in the Greater Toronto Area
1999 - 2008**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-24.0	-15.7	-35.2	**	39.0	134.9	**	111.0	23.4
2007	16,621	2,890	4,674	18	1,605	9,615	4	803	36,230
% Change	2.1	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.8
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620
% Change	-1.6	-0.2	-24.5	109.1	-0.3	30.0	52.8	191.2	4.9
2000	19,434	5,736	5,150	11	1,664	10,108	144	261	42,532
% Change	10.7	13.8	30.7	n/a	-29.2	10.8	34.6	-33.2	10.4
1999	17,563	5,039	3,940	0	2,349	9,119	107	391	38,523

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	% Change
Toronto City	54	44	50	32	68	238	671	838	843	1,152	-26.8
Toronto	2	19	0	14	0	16	671	0	673	49	**
East York	5	0	0	0	0	0	0	0	5	0	n/a
Etobicoke	7	9	0	0	0	5	0	127	7	141	-95.0
North York	25	12	44	2	23	0	0	599	92	613	-85.0
Scarborough	14	4	6	16	45	214	0	112	65	346	-81.2
York	1	0	0	0	0	3	0	0	1	3	-66.7
York Region	197	343	16	64	89	53	8	7	310	467	33.6
Aurora	36	1	12	0	0	0	0	0	48	1	**
East Gwillimbury	4	2	0	0	0	0	0	0	4	2	100.0
Georgina Township	3	13	0	0	0	0	0	0	3	13	-76.9
King Township	0	5	0	0	0	0	0	0	0	5	-100.0
Markham	18	164	2	58	19	0	8	7	47	229	-79.5
Newmarket	52	21	2	0	70	23	0	0	124	44	181.8
Richmond Hill	24	27	0	0	0	0	0	0	24	27	-11.1
Vaughan	20	86	0	0	0	30	0	0	20	116	-82.8
Whitchurch-Stouffville	40	24	0	6	0	0	0	0	40	30	33.3
Peel Region	52	218	116	22	0	30	0	200	168	470	-64.3
Brampton	52	87	4	2	0	18	0	200	56	307	-81.8
Caledon	0	2	0	0	0	0	0	0	0	2	-100.0
Mississauga	0	129	112	20	0	12	0	0	112	161	-30.4
Halton Region	117	280	34	6	30	132	0	56	181	474	-61.8
Burlington	1	57	0	2	0	32	0	0	1	91	-98.9
Halton Hills	5	1	0	0	0	0	0	0	5	1	**
Milton	103	127	34	4	24	100	0	56	161	287	-43.9
Oakville	8	95	0	0	6	0	0	0	14	95	-85.3
Durham Region	44	120	0	8	15	41	100	0	159	169	-5.9
Ajax	8	11	0	6	4	15	0	0	12	32	-62.5
Brock	1	0	0	0	0	0	0	0	1	0	n/a
Clarington	12	35	0	2	0	0	0	0	12	37	-67.6
Oshawa	14	31	0	0	0	0	0	0	14	31	-54.8
Pickering	1	3	0	0	0	18	0	0	1	21	-95.2
Scugog	1	2	0	0	0	0	100	0	101	2	**
Uxbridge	0	1	0	0	11	0	0	0	11	1	**
Whitby	7	37	0	0	0	8	0	0	7	45	-84.4
Remainder of Toronto CMA	23	79	8	0	0	0	0	0	31	79	-60.8
Bradford West Gwillimbury	11	11	8	0	0	0	0	0	19	11	72.7
Town of Mono	1	1	0	0	0	0	0	0	1	1	0.0
New Tecumseth	9	59	0	0	0	0	0	0	9	59	-84.7
Orangeville	2	8	0	0	0	0	0	0	2	8	-75.0
Toronto CMA	451	922	224	128	202	454	679	1,101	1,556	2,605	-40.3
Oshawa CMA	33	103	0	2	0	8	0	0	33	113	-70.8
Greater Toronto Area (GTA)	464	1,005	216	132	202	494	779	1,101	1,661	2,732	-39.2

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008
Toronto City	68	238	0	0	669	838	2	0
Toronto	0	16	0	0	669	0	2	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	5	0	0	0	127	0	0
North York	23	0	0	0	0	599	0	0
Scarborough	45	214	0	0	0	112	0	0
York	0	3	0	0	0	0	0	0
York Region	89	53	0	0	0	0	8	7
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	19	0	0	0	0	0	8	7
Newmarket	70	23	0	0	0	0	0	0
Richmond Hill	0	0	0	0	0	0	0	0
Vaughan	0	30	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	0	30	0	0	0	0	0	200
Brampton	0	18	0	0	0	0	0	200
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	12	0	0	0	0	0	0
Halton Region	30	132	0	0	0	56	0	0
Burlington	0	32	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	24	100	0	0	0	56	0	0
Oakville	6	0	0	0	0	0	0	0
Durham Region	15	41	0	0	0	0	100	0
Ajax	4	15	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	18	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	100	0
Uxbridge	11	0	0	0	0	0	0	0
Whitby	0	8	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	202	454	0	0	669	894	10	207
Oshawa CMA	0	8	0	0	0	0	0	0
Greater Toronto Area (GTA)	202	494	0	0	669	894	110	207

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008
Toronto City	172	284	669	868	2	0	843	1,153
Toronto	2	49	669	0	2	0	673	49
East York	5	0	0	0	0	0	5	0
Etobicoke	7	14	0	127	0	0	7	141
North York	92	14	0	599	0	0	92	613
Scarborough	65	204	0	142	0	0	65	346
York	1	3	0	0	0	0	1	3
York Region	302	452	0	0	8	7	310	467
Aurora	48	1	0	0	0	0	48	1
East Gwillimbury	4	2	0	0	0	0	4	2
Georgina Township	3	13	0	0	0	0	3	13
King Township	0	5	0	0	0	0	0	5
Markham	39	222	0	0	8	7	47	229
Newmarket	124	44	0	0	0	0	124	44
Richmond Hill	24	27	0	0	0	0	24	27
Vaughan	20	108	0	8	0	0	20	116
Whitchurch-Scouffville	40	30	0	0	0	0	40	30
Peel Region	168	258	0	12	0	200	168	470
Brampton	56	107	0	0	0	200	56	307
Caledon	0	2	0	0	0	0	0	2
Mississauga	112	149	0	12	0	0	112	161
Halton Region	151	284	30	190	0	0	181	474
Burlington	1	57	0	34	0	0	1	91
Halton Hills	5	1	0	0	0	0	5	1
Milton	137	131	24	156	0	0	161	287
Oakville	8	95	6	0	0	0	14	95
Durham Region	59	151	0	18	100	0	159	169
Ajax	12	32	0	0	0	0	12	32
Brock	1	0	0	0	0	0	1	0
Clarington	12	37	0	0	0	0	12	37
Oshawa	14	31	0	0	0	0	14	31
Pickering	1	3	0	18	0	0	1	21
Scugog	1	2	0	0	100	0	101	2
Uxbridge	11	1	0	0	0	0	11	1
Whitby	7	45	0	0	0	0	7	45
Remainder of Toronto CMA	31	79	0	0	0	0	31	79
Bradford West Gwillimbury	19	11	0	0	0	0	19	11
Town of Mono	1	1	0	0	0	0	1	1
New Tecumseth	9	59	0	0	0	0	9	59
Orangeville	2	8	0	0	0	0	2	8
Toronto CMA	847	1,336	699	1,062	10	207	1,556	2,605
Oshawa CMA	33	113	0	0	0	0	33	113
Greater Toronto Area (GTA)	882	1,429	699	1,062	110	207	1,661	2,732

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	% Change
Toronto City	79	58	0	6	127	73	799	402	1,005	539	86.5
Toronto	12	12	0	2	36	13	687	242	735	269	173.2
East York	4	1	0	0	0	0	0	0	4	1	**
Etobicoke	13	14	0	2	0	0	0	0	13	16	-18.8
North York	28	19	0	2	91	0	0	160	119	181	-34.3
Scarborough	22	12	0	0	0	48	112	0	134	60	123.3
York	0	0	0	0	0	12	0	0	0	12	-100.0
York Region	481	298	72	66	140	84	15	14	708	462	53.2
Aurora	56	30	0	0	11	0	0	0	67	30	123.3
East Gwillimbury	7	0	0	0	4	0	0	0	11	0	n/a
Georgina Township	6	15	0	0	0	0	0	0	6	15	-60.0
King Township	0	1	0	0	0	0	0	0	0	1	-100.0
Markham	188	75	66	20	38	26	15	10	307	131	134.4
Newmarket	49	4	0	0	0	13	0	0	49	17	188.2
Richmond Hill	13	31	2	0	0	22	0	4	15	57	-73.7
Vaughan	110	99	4	46	10	23	0	0	124	168	-26.2
Whitchurch-Stouffville	52	43	0	0	77	0	0	0	129	43	200.0
Peel Region	179	308	38	40	14	26	0	0	231	374	-38.2
Brampton	143	296	36	30	0	23	0	0	179	349	-48.7
Caledon	5	3	2	6	0	0	0	0	7	9	-22.2
Mississauga	31	9	0	4	14	3	0	0	45	16	181.3
Halton Region	104	185	12	8	80	67	0	48	196	308	-36.4
Burlington	26	51	6	4	6	18	0	0	38	73	-47.9
Halton Hills	2	14	0	0	0	0	0	0	2	14	-85.7
Milton	52	34	6	4	74	18	0	48	132	104	26.9
Oakville	24	86	0	0	0	31	0	0	24	117	-79.5
Durham Region	153	229	44	8	91	44	0	36	288	317	-9.1
Ajax	40	55	44	6	10	27	0	0	94	88	6.8
Brock	9	0	0	0	0	0	0	0	9	0	n/a
Clarington	18	36	0	0	0	4	0	36	18	76	-76.3
Oshawa	31	54	0	0	19	0	0	0	50	54	-7.4
Pickering	6	14	0	0	43	0	0	0	49	14	**
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	17	22	0	0	0	4	0	0	17	26	-34.6
Whitby	32	48	0	2	19	9	0	0	51	59	-13.6
Remainder of Toronto CMA	32	57	2	2	0	0	0	0	34	59	-42.4
Bradford West Gwillimbury	27	39	2	0	0	0	0	0	29	39	-25.6
Town of Mono	0	5	0	0	0	0	0	0	0	5	-100.0
New Tecumseth	1	8	0	2	0	0	0	0	1	10	-90.0
Orangeville	4	5	0	0	0	0	0	0	4	5	-20.0
Toronto CMA	912	946	162	124	408	263	814	464	2,296	1,797	27.8
Oshawa CMA	81	138	0	2	38	13	0	36	119	189	-37.0
Greater Toronto Area (GTA)	996	1,078	166	128	452	294	814	500	2,428	2,000	21.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008
Toronto City	127	73	0	0	791	402	8	0
Toronto	36	13	0	0	679	242	8	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	91	0	0	0	0	160	0	0
Scarborough	0	48	0	0	112	0	0	0
York	0	12	0	0	0	0	0	0
York Region	140	84	0	0	0	0	15	14
Aurora	11	0	0	0	0	0	0	0
East Gwillimbury	4	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	38	26	0	0	0	0	15	10
Newmarket	0	13	0	0	0	0	0	0
Richmond Hill	0	22	0	0	0	0	0	4
Vaughan	10	23	0	0	0	0	0	0
Whitchurch-Stouffville	77	0	0	0	0	0	0	0
Peel Region	14	26	0	0	0	0	0	0
Brampton	0	23	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	14	3	0	0	0	0	0	0
Halton Region	80	67	0	0	0	48	0	0
Burlington	6	18	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	74	18	0	0	0	48	0	0
Oakville	0	31	0	0	0	0	0	0
Durham Region	91	44	0	0	0	36	0	0
Ajax	10	27	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	4	0	0	0	36	0	0
Oshawa	19	0	0	0	0	0	0	0
Pickering	43	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	4	0	0	0	0	0	0
Whitby	19	9	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	408	263	0	0	791	450	23	14
Oshawa CMA	38	13	0	0	0	36	0	0
Greater Toronto Area (GTA)	452	294	0	0	791	486	23	14

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008
Toronto City	159	137	838	402	8	0	1,005	539
Toronto	24	27	703	242	8	0	735	269
East York	4	1	0	0	0	0	4	1
Etobicoke	13	16	0	0	0	0	13	16
North York	96	21	23	160	0	0	119	181
Scarborough	22	60	112	0	0	0	134	60
York	0	12	0	0	0	0	0	12
York Region	683	448	10	0	15	14	708	462
Aurora	67	30	0	0	0	0	67	30
East Gwillimbury	11	0	0	0	0	0	11	0
Georgina Township	6	15	0	0	0	0	6	15
King Township	0	1	0	0	0	0	0	1
Markham	292	121	0	0	15	10	307	131
Newmarket	49	17	0	0	0	0	49	17
Richmond Hill	15	53	0	0	0	4	15	57
Vaughan	114	168	10	0	0	0	124	168
Whitchurch-Stouffville	129	43	0	0	0	0	129	43
Peel Region	228	367	3	7	0	0	231	374
Brampton	179	349	0	0	0	0	179	349
Caledon	4	5	3	4	0	0	7	9
Mississauga	45	13	0	3	0	0	45	16
Halton Region	134	224	62	84	0	0	196	308
Burlington	37	55	1	18	0	0	38	73
Halton Hills	2	14	0	0	0	0	2	14
Milton	71	38	61	66	0	0	132	104
Oakville	24	117	0	0	0	0	24	117
Durham Region	265	281	23	36	0	0	288	317
Ajax	94	88	0	0	0	0	94	88
Brock	9	0	0	0	0	0	9	0
Clarington	18	40	0	36	0	0	18	76
Oshawa	50	54	0	0	0	0	50	54
Pickering	49	14	0	0	0	0	49	14
Scugog	0	0	0	0	0	0	0	0
Uxbridge	13	26	4	0	0	0	17	26
Whitby	32	59	19	0	0	0	51	59
Remainder of Toronto CMA	34	57	0	2	0	0	34	59
Bradford West Gwillimbury	29	39	0	0	0	0	29	39
Town of Mono	0	5	0	0	0	0	0	5
New Tecumseth	1	8	0	2	0	0	1	10
Orangeville	4	5	0	0	0	0	4	5
Toronto CMA	1,357	1,306	916	477	23	14	2,296	1,797
Oshawa CMA	100	153	19	36	0	0	119	189
Greater Toronto Area (GTA)	1,469	1,457	936	529	23	14	2,428	2,000

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
January 2009	0	0.0	2	2.7	2	2.7	6	8.1	64	86.5	74	867,500	922,138
January 2008	0	0.0	2	2.7	3	4.1	6	8.1	63	85.1	74	900,000	1,023,424
Year-to-date 2009	0	0.0	2	2.7	2	2.7	6	8.1	64	86.5	74	867,500	922,138
Year-to-date 2008	0	0.0	2	2.7	3	4.1	6	8.1	63	85.1	74	900,000	1,023,424
Toronto													
January 2009	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	1,200,000	1,478,909
January 2008	0	0.0	0	0.0	0	0.0	2	15.4	11	84.6	13	799,999	1,053,923
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	1,200,000	1,478,909
Year-to-date 2008	0	0.0	0	0.0	0	0.0	2	15.4	11	84.6	13	799,999	1,053,923
East York													
January 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
January 2008	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Etobicoke													
January 2009	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
January 2008	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
North York													
January 2009	0	0.0	0	0.0	0	0.0	0	0.0	27	100.0	27	925,182	962,326
January 2008	0	0.0	0	0.0	0	0.0	1	2.4	40	97.6	41	1,099,000	1,165,932
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	27	100.0	27	925,182	962,326
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	2.4	40	97.6	41	1,099,000	1,165,932
Scarborough													
January 2009	0	0.0	2	9.1	2	9.1	6	27.3	12	54.5	22	523,945	510,610
January 2008	0	0.0	2	18.2	3	27.3	2	18.2	4	36.4	11	410,990	435,107
Year-to-date 2009	0	0.0	2	9.1	2	9.1	6	27.3	12	54.5	22	523,945	510,610
Year-to-date 2008	0	0.0	2	18.2	3	27.3	2	18.2	4	36.4	11	410,990	435,107
York													
January 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
January 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
January 2009	0	0.0	14	2.9	46	9.6	159	33.3	259	54.2	478	514,945	546,817
January 2008	3	1.0	23	7.7	37	12.4	122	40.9	113	37.9	298	458,490	490,106
Year-to-date 2009	0	0.0	14	2.9	46	9.6	159	33.3	259	54.2	478	514,945	546,817
Year-to-date 2008	3	1.0	23	7.7	37	12.4	122	40.9	113	37.9	298	458,490	490,106
Aurora													
January 2009	0	0.0	0	0.0	1	1.8	32	57.1	23	41.1	56	485,945	510,445
January 2008	0	0.0	0	0.0	2	6.7	16	53.3	12	40.0	30	452,945	478,763
Year-to-date 2009	0	0.0	0	0.0	1	1.8	32	57.1	23	41.1	56	485,945	510,445
Year-to-date 2008	0	0.0	0	0.0	2	6.7	16	53.3	12	40.0	30	452,945	478,763
East Gwillimbury													
January 2009	0	0.0	0	0.0	3	42.9	0	0.0	4	57.1	7	--	--
January 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	3	42.9	0	0.0	4	57.1	7	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Georgina Township													
January 2009	0	0.0	3	50.0	2	33.3	0	0.0	1	16.7	6	--	--
January 2008	2	13.3	5	33.3	4	26.7	0	0.0	4	26.7	15	359,000	405,279
Year-to-date 2009	0	0.0	3	50.0	2	33.3	0	0.0	1	16.7	6	--	--
Year-to-date 2008	2	13.3	5	33.3	4	26.7	0	0.0	4	26.7	15	359,000	405,279
King Township													
January 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Markham													
January 2009	0	0.0	0	0.0	2	1.1	59	31.6	126	67.4	187	613,990	576,120
January 2008	0	0.0	11	14.7	26	34.7	26	34.7	12	16.0	75	402,990	444,714
Year-to-date 2009	0	0.0	0	0.0	2	1.1	59	31.6	126	67.4	187	613,990	576,120
Year-to-date 2008	0	0.0	11	14.7	26	34.7	26	34.7	12	16.0	75	402,990	444,714
Newmarket													
January 2009	0	0.0	11	22.4	29	59.2	5	10.2	4	8.2	49	354,990	383,474
January 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2009	0	0.0	11	22.4	29	59.2	5	10.2	4	8.2	49	354,990	383,474
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Richmond Hill													
January 2009	0	0.0	0	0.0	0	0.0	7	53.8	6	46.2	13	492,990	532,435
January 2008	0	0.0	0	0.0	1	3.2	13	41.9	17	54.8	31	504,918	558,636
Year-to-date 2009	0	0.0	0	0.0	0	0.0	7	53.8	6	46.2	13	492,990	532,435
Year-to-date 2008	0	0.0	0	0.0	1	3.2	13	41.9	17	54.8	31	504,918	558,636
Vaughan													
January 2009	0	0.0	0	0.0	3	2.8	21	19.4	84	77.8	108	552,990	608,196
January 2008	1	1.0	0	0.0	2	2.0	36	36.4	60	60.6	99	515,990	545,708
Year-to-date 2009	0	0.0	0	0.0	3	2.8	21	19.4	84	77.8	108	552,990	608,196
Year-to-date 2008	1	1.0	0	0.0	2	2.0	36	36.4	60	60.6	99	515,990	545,708
Whitchurch-Stouffville													
January 2009	0	0.0	0	0.0	6	11.5	35	67.3	11	21.2	52	459,580	492,231
January 2008	0	0.0	7	16.3	2	4.7	31	72.1	3	7.0	43	408,040	404,165
Year-to-date 2009	0	0.0	0	0.0	6	11.5	35	67.3	11	21.2	52	459,580	492,231
Year-to-date 2008	0	0.0	7	16.3	2	4.7	31	72.1	3	7.0	43	408,040	404,165

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
January 2009	1	0.5	4	2.1	42	21.9	78	40.6	67	34.9	192	446,945	470,493
January 2008	3	1.2	40	16.1	78	31.5	76	30.6	51	20.6	248	401,990	429,955
Year-to-date 2009	1	0.5	4	2.1	42	21.9	78	40.6	67	34.9	192	446,945	470,493
Year-to-date 2008	3	1.2	40	16.1	78	31.5	76	30.6	51	20.6	248	401,990	429,955
Brampton													
January 2009	0	0.0	4	2.5	41	26.1	72	45.9	40	25.5	157	431,900	454,793
January 2008	3	1.3	40	17.2	78	33.5	75	32.2	37	15.9	233	397,900	419,806
Year-to-date 2009	0	0.0	4	2.5	41	26.1	72	45.9	40	25.5	157	431,900	454,793
Year-to-date 2008	3	1.3	40	17.2	78	33.5	75	32.2	37	15.9	233	397,900	419,806
Caledon													
January 2009	1	20.0	0	0.0	0	0.0	0	0.0	4	80.0	5	--	--
January 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2009	1	20.0	0	0.0	0	0.0	0	0.0	4	80.0	5	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Mississauga													
January 2009	0	0.0	0	0.0	1	3.3	6	20.0	23	76.7	30	542,900	538,133
January 2008	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	570,900	582,417
Year-to-date 2009	0	0.0	0	0.0	1	3.3	6	20.0	23	76.7	30	542,900	538,133
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	570,900	582,417
Halton Region													
January 2009	0	0.0	1	0.9	18	15.4	51	43.6	47	40.2	117	461,990	581,895
January 2008	0	0.0	6	3.1	58	30.4	55	28.8	72	37.7	191	437,990	540,541
Year-to-date 2009	0	0.0	1	0.9	18	15.4	51	43.6	47	40.2	117	461,990	581,895
Year-to-date 2008	0	0.0	6	3.1	58	30.4	55	28.8	72	37.7	191	437,990	540,541
Burlington													
January 2009	0	0.0	1	2.9	5	14.7	12	35.3	16	47.1	34	492,990	549,110
January 2008	0	0.0	1	1.9	24	46.2	18	34.6	9	17.3	52	400,495	547,302
Year-to-date 2009	0	0.0	1	2.9	5	14.7	12	35.3	16	47.1	34	492,990	549,110
Year-to-date 2008	0	0.0	1	1.9	24	46.2	18	34.6	9	17.3	52	400,495	547,302
Halton Hills													
January 2009	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
January 2008	0	0.0	3	17.6	8	47.1	5	29.4	1	5.9	17	390,900	401,559
Year-to-date 2009	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Year-to-date 2008	0	0.0	3	17.6	8	47.1	5	29.4	1	5.9	17	390,900	401,559
Milton													
January 2009	0	0.0	0	0.0	13	24.1	37	68.5	4	7.4	54	430,900	439,715
January 2008	0	0.0	2	5.4	26	70.3	8	21.6	1	2.7	37	390,900	404,792
Year-to-date 2009	0	0.0	0	0.0	13	24.1	37	68.5	4	7.4	54	430,900	439,715
Year-to-date 2008	0	0.0	2	5.4	26	70.3	8	21.6	1	2.7	37	390,900	404,792
Oakville													
January 2009	0	0.0	0	0.0	0	0.0	0	0.0	25	100.0	25	754,900	943,785
January 2008	0	0.0	0	0.0	0	0.0	24	28.2	61	71.8	85	548,990	623,291
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	25	100.0	25	754,900	943,785
Year-to-date 2008	0	0.0	0	0.0	0	0.0	24	28.2	61	71.8	85	548,990	623,291

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

January 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
January 2009	38	26.6	29	20.3	26	18.2	23	16.1	27	18.9	143	357,990	396,039
January 2008	68	28.9	35	14.9	28	11.9	41	17.4	63	26.8	235	372,990	406,090
Year-to-date 2009	38	26.6	29	20.3	26	18.2	23	16.1	27	18.9	143	357,990	396,039
Year-to-date 2008	68	28.9	35	14.9	28	11.9	41	17.4	63	26.8	235	372,990	406,090
Ajax													
January 2009	3	8.6	1	2.9	8	22.9	10	28.6	13	37.1	35	488,800	473,477
January 2008	0	0.0	1	1.8	3	5.4	18	32.1	34	60.7	56	507,150	515,523
Year-to-date 2009	3	8.6	1	2.9	8	22.9	10	28.6	13	37.1	35	488,800	473,477
Year-to-date 2008	0	0.0	1	1.8	3	5.4	18	32.1	34	60.7	56	507,150	515,523
Brock													
January 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
January 2009	8	42.1	5	26.3	3	15.8	1	5.3	2	10.5	19	314,990	341,261
January 2008	21	51.2	6	14.6	8	19.5	2	4.9	4	9.8	41	294,990	347,229
Year-to-date 2009	8	42.1	5	26.3	3	15.8	1	5.3	2	10.5	19	314,990	341,261
Year-to-date 2008	21	51.2	6	14.6	8	19.5	2	4.9	4	9.8	41	294,990	347,229
Oshawa													
January 2009	13	39.4	8	24.2	4	12.1	8	24.2	0	0.0	33	321,990	342,596
January 2008	26	48.1	10	18.5	7	13.0	9	16.7	2	3.7	54	311,195	329,396
Year-to-date 2009	13	39.4	8	24.2	4	12.1	8	24.2	0	0.0	33	321,990	342,596
Year-to-date 2008	26	48.1	10	18.5	7	13.0	9	16.7	2	3.7	54	311,195	329,396
Pickering													
January 2009	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
January 2008	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	615,500	609,786
Year-to-date 2009	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	615,500	609,786
Scugog													
January 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
January 2009	4	23.5	1	5.9	6	35.3	0	0.0	6	35.3	17	377,700	414,326
January 2008	0	0.0	8	36.4	1	4.5	6	27.3	7	31.8	22	437,150	442,332
Year-to-date 2009	4	23.5	1	5.9	6	35.3	0	0.0	6	35.3	17	377,700	414,326
Year-to-date 2008	0	0.0	8	36.4	1	4.5	6	27.3	7	31.8	22	437,150	442,332
Whitby													
January 2009	10	30.3	14	42.4	5	15.2	2	6.1	2	6.1	33	342,900	346,841
January 2008	21	43.8	10	20.8	9	18.8	6	12.5	2	4.2	48	326,990	338,955
Year-to-date 2009	10	30.3	14	42.4	5	15.2	2	6.1	2	6.1	33	342,900	346,841
Year-to-date 2008	21	43.8	10	20.8	9	18.8	6	12.5	2	4.2	48	326,990	338,955

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

January 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
January 2009	4	12.9	9	29.0	9	29.0	7	22.6	2	6.5	31	350,000	373,300
January 2008	9	15.5	21	36.2	12	20.7	4	6.9	12	20.7	58	349,990	394,376
Year-to-date 2009	4	12.9	9	29.0	9	29.0	7	22.6	2	6.5	31	350,000	373,300
Year-to-date 2008	9	15.5	21	36.2	12	20.7	4	6.9	12	20.7	58	349,990	394,376
Bradford West Gwillimbury													
January 2009	3	11.5	9	34.6	9	34.6	5	19.2	0	0.0	26	350,000	355,831
January 2008	7	17.9	18	46.2	11	28.2	3	7.7	0	0.0	39	340,990	340,466
Year-to-date 2009	3	11.5	9	34.6	9	34.6	5	19.2	0	0.0	26	350,000	355,831
Year-to-date 2008	7	17.9	18	46.2	11	28.2	3	7.7	0	0.0	39	340,990	340,466
Town of Mono													
January 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2008	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
New Tecumseth													
January 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
January 2008	2	25.0	0	0.0	1	12.5	0	0.0	5	62.5	8	--	--
Year-to-date 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2008	2	25.0	0	0.0	1	12.5	0	0.0	5	62.5	8	--	--
Orangeville													
January 2009	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
January 2008	0	0.0	3	60.0	0	0.0	0	0.0	2	40.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Year-to-date 2008	0	0.0	3	60.0	0	0.0	0	0.0	2	40.0	5	--	--
Toronto CMA													
January 2009	12	1.3	31	3.4	126	13.8	301	32.9	446	48.7	916	495,700	554,950
January 2008	15	1.7	100	11.0	168	18.5	269	29.6	357	39.3	909	450,000	520,582
Year-to-date 2009	12	1.3	31	3.4	126	13.8	301	32.9	446	48.7	916	495,700	554,950
Year-to-date 2008	15	1.7	100	11.0	168	18.5	269	29.6	357	39.3	909	450,000	520,582
Oshawa CMA													
January 2009	31	36.5	27	31.8	12	14.1	11	12.9	4	4.7	85	333,990	343,946
January 2008	68	47.6	26	18.2	24	16.8	17	11.9	8	5.6	143	314,990	337,717
Year-to-date 2009	31	36.5	27	31.8	12	14.1	11	12.9	4	4.7	85	333,990	343,946
Year-to-date 2008	68	47.6	26	18.2	24	16.8	17	11.9	8	5.6	143	314,990	337,717
Greater Toronto Area													
January 2009	39	3.9	50	5.0	134	13.3	317	31.6	464	46.2	1,004	487,900	542,497
January 2008	74	7.1	106	10.1	204	19.5	300	28.7	362	34.6	1,046	434,990	503,908
Year-to-date 2009	39	3.9	50	5.0	134	13.3	317	31.6	464	46.2	1,004	487,900	542,497
Year-to-date 2008	74	7.1	106	10.1	204	19.5	300	28.7	362	34.6	1,046	434,990	503,908

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
January 2009**

Submarket	Jan 2009	Jan 2008	% Change	YTD 2009	YTD 2008	% Change
Toronto City	922,138	1,023,424	-9.9	922,138	1,023,424	-9.9
Toronto	1,478,909	1,053,923	40.3	1,478,909	1,053,923	40.3
East York	--	--	n/a	--	--	n/a
Etobicoke	--	--	n/a	--	--	n/a
North York	962,326	1,165,932	-17.5	962,326	1,165,932	-17.5
Scarborough	510,610	435,107	17.4	510,610	435,107	17.4
York	--	--	n/a	--	--	n/a
York Region	546,817	490,106	11.6	546,817	490,106	11.6
Aurora	510,445	478,763	6.6	510,445	478,763	6.6
East Gwillimbury	--	--	n/a	--	--	n/a
Georgina Township	--	405,279	n/a	--	405,279	n/a
King Township	--	--	n/a	--	--	n/a
Markham	576,120	444,714	29.5	576,120	444,714	29.5
Newmarket	383,474	--	n/a	383,474	--	n/a
Richmond Hill	532,435	558,636	-4.7	532,435	558,636	-4.7
Vaughan	608,196	545,708	11.5	608,196	545,708	11.5
Whitchurch-Stouffville	492,231	404,165	21.8	492,231	404,165	21.8
Peel Region	470,493	429,955	9.4	470,493	429,955	9.4
Brampton	454,793	419,806	8.3	454,793	419,806	8.3
Caledon	--	--	n/a	--	--	n/a
Mississauga	538,133	582,417	-7.6	538,133	582,417	-7.6
Halton Region	581,895	540,541	7.7	581,895	540,541	7.7
Burlington	549,110	547,302	0.3	549,110	547,302	0.3
Halton Hills	--	401,559	n/a	--	401,559	n/a
Milton	439,715	404,792	8.6	439,715	404,792	8.6
Oakville	943,785	623,291	51.4	943,785	623,291	51.4
Durham Region	396,039	406,090	-2.5	396,039	406,090	-2.5
Ajax	473,477	515,523	-8.2	473,477	515,523	-8.2
Brock	--	--	n/a	--	--	n/a
Clarington	341,261	347,229	-1.7	341,261	347,229	-1.7
Oshawa	342,596	329,396	4.0	342,596	329,396	4.0
Pickering	--	609,786	n/a	--	609,786	n/a
Scugog	--	--	n/a	--	--	n/a
Uxbridge	414,326	442,332	-6.3	414,326	442,332	-6.3
Whitby	346,841	338,955	2.3	346,841	338,955	2.3
Remainder of Toronto CMA	373,300	394,376	-5.3	373,300	394,376	-5.3
Bradford West Gwillimbury	355,831	340,466	4.5	355,831	340,466	4.5
Town of Mono	--	--	n/a	--	--	n/a
New Tecumseth	--	--	n/a	--	--	n/a
Orangeville	--	--	n/a	--	--	n/a
Toronto CMA	554,950	520,582	6.6	554,950	520,582	6.6
Oshawa CMA	343,946	337,717	1.8	343,946	337,717	1.8
Greater Toronto Area (GTA)	542,497	503,908	7.7	542,497	503,908	7.7

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
January 2009

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2008	January	5,075	-1.9	7,761	11,764	13,174	58.9	374,449	5.9	390,473
	February	6,015	-11.2	6,577	11,478	12,014	54.7	382,048	3.6	377,477
	March	6,631	-22.2	6,800	13,643	13,116	51.8	380,338	4.1	376,450
	April	8,762	-7.3	6,864	18,691	14,065	48.8	398,687	5.2	385,249
	May	9,411	-15.3	7,033	18,715	14,109	49.8	398,148	4.0	387,286
	June	8,596	-17.7	7,000	16,068	14,322	48.9	395,918	3.7	388,460
	July	7,809	-12.4	6,816	14,841	14,505	47.0	371,410	1.5	383,088
	August	6,317	-21.6	6,568	11,992	13,464	48.8	364,880	0.8	383,072
	September	6,407	-6.7	6,727	16,305	14,080	47.8	368,945	-2.9	372,155
	October	5,149	-35.0	5,157	14,532	13,890	37.1	353,018	-10.5	355,217
	November	3,640	-50.1	4,577	9,925	13,491	33.9	368,582	-6.3	373,768
	December	2,575	-44.6	4,507	5,215	12,939	34.8	361,284	-8.5	374,781
2009	January	2,670	-47.4	4,318	10,360	11,965	36.1	343,632	-8.2	364,366
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2008	17,721	-13.4		36,885			379,232	4.3	
	Q1 2009	N/A			N/A			N/A		
	YTD 2008	5,075	-1.9		11,764			374,449	5.9	
	YTD 2009	2,670	-47.4		10,360			343,632	-8.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
January 2009

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2008	January	554	-4.6	810	1,558	1,521	53.3	243,652	-8.2	251,735
	February	770	-2.7	804	1,450	1,481	54.3	271,408	3.2	271,415
	March	824	-15.0	718	1,693	1,427	50.3	275,656	4.0	273,763
	April	989	-8.7	788	2,111	1,640	48.0	275,751	18.7	274,067
	May	1,051	-11.8	778	2,049	1,535	50.7	282,717	2.5	276,263
	June	966	-13.0	764	1,818	1,614	47.3	283,059	4.3	275,080
	July	892	-6.9	803	1,592	1,659	48.4	275,088	2.8	273,584
	August	746	-15.6	732	1,423	1,464	50.0	270,802	2.0	271,288
	September	755	4.7	785	1,720	1,591	49.3	268,291	-1.1	268,159
	October	576	-29.0	627	1,481	1,526	41.1	264,936	-3.2	265,597
	November	409	-41.1	501	1,075	1,487	33.7	268,902	-1.3	270,154
	December	265	-37.4	519	604	1,709	30.4	262,710	-3.9	270,627
2009	January	350	-36.8	508	1,348	1,306	38.9	257,095	5.5	266,091
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2008	2,148	-8.2		4,701			265,879	0.5	
	Q1 2009	N/A			N/A			N/A		
	YTD 2008	554	-4.6		1,558			243,652	-8.2	
	YTD 2009	350	-36.8		1,348			257,095	5.5	

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¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
January 2009

		Intetereest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	144.9	110.7	2,894	6.6	69.0	828
	February	718	7.25	7.29	145.3	111.3	2,905	6.5	69.0	830
	March	712	7.15	7.19	145.7	111.5	2,920	6.5	69.2	824
	April	700	6.95	6.99	145.8	112.2	2,932	6.5	69.4	823
	May	679	6.15	6.65	145.7	113.3	2,941	6.6	69.6	828
	June	710	6.95	7.15	146.2	113.8	2,934	6.8	69.4	839
	July	710	6.95	7.15	146.3	114.9	2,920	7.0	69.1	843
	August	691	6.65	6.85	146.5	114.7	2,904	7.0	68.6	848
	September	691	6.65	6.85	146.4	114.9	2,913	6.9	68.6	856
	October	713	6.35	7.20	146.4	113.7	2,925	6.9	68.7	863
	November	713	6.35	7.20	146.4	113.5	2,928	7.1	68.7	866
	December	685	5.60	6.75	146.4	113.0	2,926	7.3	68.7	855
2009	January	627	5.00	5.79		112.5	2,919	7.8	68.8	854
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

*P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

*NHPI means New Housing Price Index

*CPI means Consumer Price Index

*SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA

January 2009

		Interest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	144.9	110.7	184.7	5.7	68.7	862
	February	718	7.25	7.29	145.3	111.3	184.6	6.4	69.0	858
	March	712	7.15	7.19	145.7	111.5	183.3	6.5	68.5	851
	April	700	6.95	6.99	145.8	112.2	182.0	7.7	68.8	838
	May	679	6.15	6.65	145.7	113.3	182.8	7.9	69.1	833
	June	710	6.95	7.15	146.2	113.8	186.0	7.3	69.8	834
	July	710	6.95	7.15	146.3	114.9	188.2	6.6	69.9	837
	August	691	6.65	6.85	146.5	114.7	188.8	6.3	69.9	837
	September	691	6.65	6.85	146.4	114.9	188.4	6.9	70.0	842
	October	713	6.35	7.20	146.4	113.7	189.5	7.4	70.6	848
	November	713	6.35	7.20	146.4	113.5	188.1	7.8	70.4	849
	December	685	5.60	6.75	146.4	113.0	186.6	7.8	69.6	852
2009	January	627	5.00	5.79		112.5	183.5	8.0	68.6	848
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

*P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

*NHPI means New Housing Price Index

*CPI means Consumer Price Index

*SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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